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PART--I-- Orders and Notifications by the Government of Tripura,
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GOVERNMENT OF TRIPURA
URBAN DEVELOPMENT DEPARTMENT. ANNEXURE-A

F.No.2(466)-UDD/GL/TCPO/2018(P-V)/4009-20

Dated, Agartala, the 4th July, 2025.

NOTIFICATION

In exercise of the powers conferred by Section 274 read with Section 118 of the Tripura Municipal Act, 1994, the State Government hereby makes the following Rules, to further amend the Tripura Building Rules, 2017 (hereinafter referred to as the Principal Rules):-

1. **Short title and commencement:**

- (i) These may be called the "Tripura Building (Fifth Amendment) Rules, 2025";
- (ii) They shall come into force on the date of their publication in the Tripura Gazette.

2. **Amendment of rule 2:**

Clause (35) of sub-rule (a) of Rule 2 of the Principal Rules shall be substituted with the following-

"height of a building" shall mean vertical distance measured from the plinth level or top of the basement, as the case may be, to the highest point of the building, in case of a flat roof and in the case of sloped roofs, the mid-point between the eave's level and the ridge."

3. **Amendment of rule 4:**

In clause (a) of sub-rule (1) of rule 4 of the Principal Rules, a new proviso shall be added

—
"Provided further that for industrial use there will not be any restriction on plot size subject to fulfillment of other provisions of these rules."

4. **Amendment of rule 13:**

The following new sub-rule (3) shall be inserted after sub-rule (2) of rule 13 of the principal rules:

"(3) (a) Notwithstanding anything contained in this rules, for low-risk and very low-risk buildings, the applicant shall submit building plan applications along with all relevant documents through an empanelled professional in accordance with the procedure prescribed in these rules and such submission shall include a duly signed Self-Certification Proforma, jointly executed by both the applicant and the empanelled professional;
(b) The application shall then be subject to instant scrutiny and issuance of construction permit, on a trust-based approach."

5. **Amendment of rule 14:**

Sub-rule (1) of Rule 14 of the Principal Rules shall be substituted with the following —

“(1) Every application made under Rule 13 shall be using a unified digital platform / online single window system having application tracking facility and shall state the location of the site and such other particulars as may be specified by the ULB.”

6. Amendment of rule 16:

Sub-rule (1) of Rule 16 of the Principal Rules shall be substituted with the following-

“(1) (a) Every person who intends to erect, re-erect or add to or alter any building shall get its plan prepared and structural work designed and supervised by an empanelled professional like an architect or structural engineer or licensed building Planner as required under Rule 17;

(b) While submitting the plan the architect or licensed building Planner or structural engineer should certify to the effect that, the site has been personally inspected by him while planning the building and/or designing the structural members and has also taken into account the findings or recommendations of stability analysis as well as examined the Soil Tests Reports, as and where necessary under this rule.

(c) The empanelled professional will also be responsible for the followings -

- i. ensuring that the execution of work at site is undertaken in accordance with the sanctioned architectural and structural drawings
- ii. conducting periodic on-site inspections;
- iii. inspecting, testing, and sampling the quality of materials, water, workmanship, and monitoring safety parameters at the construction site
- iv. performing final inspections upon building completion and certify that the building is safe to occupy before grant of occupation certificate.”

7. Amendment of rule 17:

(i) In rule 17 and wherever it appears in the principal rules, the expression “Technical Personnel” shall mean and construe as an “empanelled professional”.

(ii) Sub-rule (1) of rule 17 of the Principal Rules shall be substituted with the following-

(1) “Every person who intends to erect, re-erect, add to or alter any building shall subject to the provisions of the Act and these rules, engage, -

- a. for all buildings upto 4.5 M. in height, an empanelled professional of at least a diploma holder Licensed Building Planner for planning, designing and construction of the building structure and the foundation;
- b. for all buildings above 4.5 meters and up to 8.0 m. in height and/or for erection involving deep foundation works or construction of basement or any other underground structure thereto, an empanelled professional of at least a licensed Degree holder Building Planner and /or an Architect and a Structural Engineer for planning, designing and construction of the buildings including foundation;
- c. for all other buildings above 8.00 meter and upto 18.0 m. in height and /or for erection involving piling works, deep foundation works or construction of basement or any other underground structure thereto or separately, an empanelled professional of at least a licensed degree holder Building

Planner, an Architect, a Structural Engineer and a Geo-technical Engineer for planning, designing and construction of a building; and

- d. for all other buildings above 18.0 meters in height, permission has to be sought from the state government through the ULB. Engagement of an empanelled professional shall be as per clause (c) above;

provided that licensed Building Planners, the Architect, the Structural Engineer and the Geo-technical Engineer will work in association with one another, and they will be individually and/or collectively responsible for ensuring the safety of the building structure and its foundation;”

8. **Amendment of rule 18:**

In Rule 18 of the Principal rules, the expression “15(fifteen)” shall be substituted with the expression “7(seven)”.

9. **Amendment of rule 19:**

In Rule 19 of the Principal Rules, following para shall be added -

“As per the duties delineated in Rule 16, the empanelled professional shall diligently carry out periodic inspections of the site, not less than once every quarter during the progress of construction works, ensuring self-satisfaction with the quality of work.”

10. **Amendment of rule 20:**

- i. In sub-rule (1) of Rule 20 of the Principal Rules, the expression “30 (thirty)” shall be substituted with the expression “14 (fourteen)”.
- ii. In clause (a) of sub-rule (1) of Rule 20 of the Principal Rules, the expression “accord sanction, in Form ‘C’, ” shall be substituted with the expression “accord sanction, in Form ‘C’, using a unified digital platform”.
- iii. In clause (b) of sub-rule (1) of Rule 20 of the Principal Rules, the expression “refuse in Form ‘D’, ” shall be substituted with the expression “refuse in Form ‘D’, using a unified digital platform”
- iv. In sub-rule (1) of Rule 20 of the principal rules a proviso shall be added

“In the case of low-risk and very low-risk buildings, the owner shall apply for the building construction permit along with a Self-Certification Proforma duly filled and signed by the owner, occupier, or authorized signatory. This self-certification must be submitted on a non-judicial stamp paper of Rs 100 and supported by an notarized affidavit.”

11. **Amendment of rule 23:**

In rule 23 of the Principal rules, the expression “30 (thirty)” shall be substituted with the expression “14 (fourteen)”.

12. Amendment of rule 25:

In sub-rule (1) of Rule 25 of the principal rules a new proviso shall be added -

“Provided that the fee shall be collected through online payment mode in a single point basis.”

13. Amendment of rule 28:

Rule 28 of the Principal rules shall be substituted with the following -

“Not less than 7(seven) days before any person commences to erect or re-erect a building shall send to the Mayor or the Chairperson as the case may be, an E-intimation notice, in Form ‘E’ , specifying the date on which he proposes to commence the work.”

14. Amendment of rule 29:

Sub-rule (2) of rule 29 of the Principal rules shall be substituted with the following-

“The empanelled professional shall inspect the work at the site within 7 (seven) working days from the date of the receipt of the notice by ULB, and within 3 (three) working days of such inspection,

(a) Submit the inspection report to the ULB, and

(b) Issue necessary directions, if any, to the applicant, based on the findings.”

15. Amendment of rule 30:

After clause (b) of sub-rule (2) of rule 30 of the Principal Rules, a new clause (c) shall be added -

“(c) At any stage of construction of buildings, if the empanelled professional who confirmed the self-certified building plan, notices that such building is being constructed in violation of such building plan, the empanelled professional shall immediately halt the construction and intimate to the ULB regarding such violations. Failure to intimate the ULB in a timely manner shall render both the owner and the engaged empanelled professional fully responsible for the irregularities, and appropriate action shall be taken at the discretion of the ULB, and or in accordance with these rules.

16. Amendment of rule 33:

In rule 33 of the Principal rules, the following shall be substituted;

“After the completion of the erection of a building or the execution of any work, the owner shall submit an E-intimation notice of completion in Form ‘G’ for low, medium and high-

risk buildings. In case of deviation as stated in clause (a) of sub-rule (2) of rule 30, the notice shall be accompanied by 3(three) sets of building plans and marked 'completion plan' with all revisions and modifications including those referred to in sub-rule (2) of rule 30. The applicant shall duly sign the plans and also the empanelled professional specified in rule 17.

Provided that for a very low risk buildings, application of this rule may not be insisted upon but the owner will have to intimate in writing to the ULB about the completion of such building.”

17. Amendment of rule 34:

(i) Sub-rule (1) of rule 34 of the Principal rules shall be substituted with the following –

“(1) Within 7 (seven) working days from the receipt of completion of the construction, the empanelled professional shall inspect the building and satisfy itself or himself that the erection of the building or the execution of the work has been carried out in accordance with the sanctioned plan and submits its report to concerned ULB.”

(ii) Sub-rule (2) of rule 34 of the Principal Rules shall be substituted with the following –

“(2) Within 7 (seven) working days from inspection, the ULB shall, if it is satisfied that the building or the work has been completed in accordance with the sanctioned plan, issue a digitally signed occupancy certificate, in Form ‘H’;

Provided that such certificate shall not be issued in the case of a building or any work for which provisional sanction was given unless the applicant produces before the Mayor/Chairperson the license or permission;

Provided further that the occupancy certificate shall be issued only after all the extra materials like sand, boulders, stone chips, cement, steel, bamboo, timber etc. lying on the public road have been removed by owner and the damages to public property, if any, has been made good by the owner with his own cost to the entire satisfaction of the ULB.

Provided further that in case of Very low and Low-risk buildings, occupancy certificate will be issued from the side of the respective empanelled professional in Form H1 within 7 days from the date of receipt of notice of completion of the construction based on the inspection done by him.”

(iii) In sub-rule (5) of rule 34 of the Principal rules, the expression “15 (fifteen)” shall be substituted with the expression “14 (fourteen)”.

(iv) After sub-rule (8) of rule 34 of the Principal Rules, a new sub-rule (9) shall be added;

“(9) Inspection for self-certified buildings is hereby waived. However, 10% to 15% of total applications shall be randomly selected for inspection by the ULB to verify conformity with the approved plan, submitted documents, and on-site construction.

As and when any irregularity is noticed in self-certification buildings (or) any complaint received, action shall be taken against the owner and the empanelled professional at the discretion of the ULB.”

18. Amendment of rule 46:

Sub-rule (1) of rule 46 of the Principal rules shall be substituted with the following –

“The maximum permissible ground coverage for a building of any type of uses shall not be more than 70%.

Provided that plot abutting at least 3 sides with roads of minimum 5m width and used for Industrial or Commercial use may have Ground Coverage of 100%.”

19. Amendment of rule 47:

Sub-rule (3) of rule 47 of the Principal rules shall be substituted with the following –

“The maximum permissible height of a building, including the stilt parking or basement, on a plot, shall not be more than the Maximum permissible height, as given in the table below:-

(i) Residential building

Width of Road (metres)	Maximum height of building (metres)
1.8 – 2.4	8
>2.4 – 6	12.5
> 6 – 7.5	17.5
>7.5 – 10	20.5
Above 10	Above 20.5

(ii) Other than Residential building excluding Industrial use

Width of Road (metres)	Maximum height of building (metres)
1.8 – 2.4	8
>2.4 – 6	12.5
> 6 – < 10	14.5
10 and above	Above 14.5

(iii) Industrial use

Width of Road (metres)	Maximum height of building (metres)
3.5 – 5	12.5 (Excluding orange and red

category industries)

> 5 – < 10	14.5
10 and above	Above 14.5”

20. **Amendment of rule 48:**

Clause (c) of sub-rule (4) of rule 48 of the Principal rules shall be substituted with the following-

“Notwithstanding anything contained in clause (a) above, the minimum width of setback / side open spaces for an industrial or storage or mercantile (wholesale) building shall be as follows:

Building height upto 14.5m			
Abutting Road	Plot size	setback / Side open space	
		Side 1	Side 2
Road abutting minimum 2 side plot	Upto 1000 sqm	0	3.5
	above 1000 sqm	3.5	3.5
Road abutting only 1 side of plot	upto 500 sqm	0	3.5
	Above 500 sqm	3.5	3.5

“

21. **Amendment of rule 49:**

In sub-rule (2) of rule 49 of the Principal rules, the third and eight row of the Table shall be substituted with the followings –

Commercial / Business	Upto 2000	Nil	Nil	Nil
	Beyond 2000 for every 100 or part there of	01	Nil	Nil
Industrial, Storage & Hazardous or such other	Every 500 or part there of	01	Nil	Nil
	Every 1000 or part there of	Nil	01	Nil

22. **Amendment of rule 50:**

(i) In sub-rule (3) of rule 50 of the Principal rules, a new proviso shall be added as follows

“Provided further that in case of plots having roads in at least 3 sides, the Rear open space may be reduced to zero irrespective of height of the building.”

(ii) In sub-rule (4) of rule 50 of the Principal rules, the expression “every building” shall be substituted with the expression “every building except for industrial use”.

(iii) In sub-rule (4) of rule 50 of the Principal rules, a new proviso shall be added as follows

–
“Provided further that every industrial building exceeding 14.5 (fourteen and half) meters in height shall have a minimum side open space at ground level (open to the sky without any cantilever projection excepting chajja or weather shades of not more than 0.50 metre width) as indicated below:

Building height above 14.5m			
Abutting Road	Plot size	Side open space	
		Side 1	Side 2
Road abutting minimum 2 side plot	Upto 1000 sqm	0	3.5
	above 1000 sqm	3.5	3.5
Road abutting 1 side of plot	upto 500 sqm	0	3.5
	Above 500 sqm	3.5	3.5

“
(iv) Clause (a) of sub-rule (6) of rule 50 of the Principal rules shall be substituted with the following –

““For a Residential building exceeding 14.5 (fourteen and half) meters in height, the Floor Area Ratio (FAR) shall be 3;

Provided that, the applicant may get the Floor Area Ratio (FAR) increased from the authority competent to approve it, on payment of a fee for additional Floor Area Ratio (FAR) beyond 3 upto 5, at such rates as determined by the authority competent to approve subject to minimum as may be determined by State Government from time to time.

Provided further that, for relaxation of Floor Area Ratio (FAR) beyond 5, approval of State Government shall be necessary and on payment of a fee for additional Floor Area Ratio (FAR) beyond 5, at such rates as may be determined by State Government from time to time.

Provided further that, the base FAR in central Business Districts (CBDs) and Transit-oriented development (TOD) corridors shall be 7.

Provided further that, for a building other than Residential use there will be no restriction of FAR”

23. Amendment of rule 51:

Sub-rule (2) of rule 51 of the Principal rules shall be substituted with the following –

“(2) The maximum permissible ground coverage for a building of any type of uses shall not be more than 70%.

Provided that plot abutting at least 3 sides with roads of minimum 5m width and used for Industrial or Commercial use may have Ground Coverage of 100%.”

24. **Amendment of rule 66:**

After clause (g) of sub-rule (6) of rule 66 of the Principal rules, a new clause shall be added as follows –

“(h) The minimum height of the ceiling of any basement shall be 0.9 m. and maximum shall be 1.2 mt. above the average road level on the front side of the building.”

25. **After Form H, a new Form H1 shall be added as follows –**

FORM H1

(See Rule 34(2))

FORM OF GRANTING OCCUPANCY CERTIFICATE

(For Very Low or Low Risk Buildings)

From:

Dated: _____

EMPANELLED PROFESSIONAL:

Name: _____ Registration No.: _____

Category: _____

To

.....

.....

.....

(Name and address of the applicant)

Subject: Grant of Occupancy Certificate under sub-rule (2) of rule 34.

Building Particulars: Premises No. and Street

Ward No

Risk Category: ☐ Very Low ☐ Low

Sir,

With reference to your notice of completion dated..... I hereby certify that the building as per description below on Plot No....., Street Ward Noin respect of which plans were sanctioned vide Building Permit

No..... datedhas been processed with reference to the provision of the Building Rules, under Tripura Municipal Act.1994 and is certified to be fit for occupation.

Description of Condition, Use and Conditions, If any:

One set of building plans with endorsement "Approved Completion Plan" is returned herewith (where requested).

Yours faithfully,

EMPANELLED PROFESSIONAL:

Signature: _____ Name: _____

Registration No.: _____ Category: _____

By order of the Governor,



[Secretary to the Government of Tripura]